



PARKS & RECREATION BOARD



August 26, 2008



Austin
Parks and
Recreation

Item # 6



MEMORANDUM

TO: Park and Recreation Board

FROM: Yvonne Gil Vallejo, PM
Austin Water Utility
Collection Systems Services Division

SUBJECT: Austin Water Utility upcoming construction project for the Mueller
Redevelopment, impacting the Morris Williams Golf Course

DATE: June 24, 2008

The Austin Water Utility is currently at the 95% design phase of the Southeast Wastewater Improvements project (SER #2282) to provide wastewater services to the Mueller Redevelopment. This project is one of seven wastewater projects along the perimeter of the Mueller redevelopment. The total length of wastewater line is 3,404 linear feet of which 1,957 linear feet are to be constructed in Morris Williams Golf Course.

Easements needed to construct and maintain the new wastewater line is as follows:

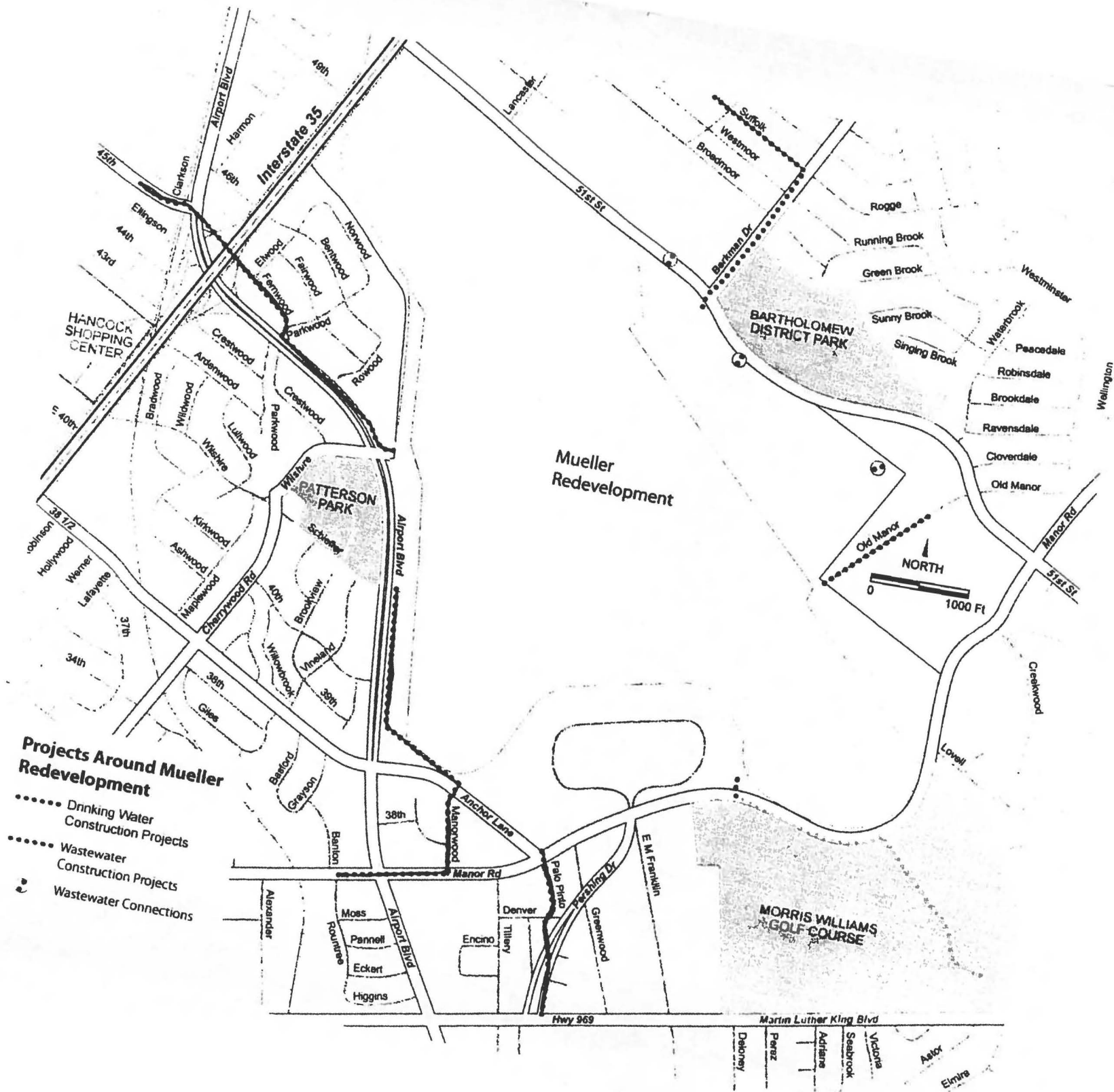
30' wide permanent easement (15' each side of WWL):	59,614 sq-ft.
Overlapping of existing 12" water reuse easement:	<u>7,026 sq-ft</u>
TOTAL REQUESTED PERMANENT EASEMENT:	52,588 sq-ft
(1.21 Ac)	

Temporary easement including staging and storage area: 194,237 sq-ft (4.46 Ac).

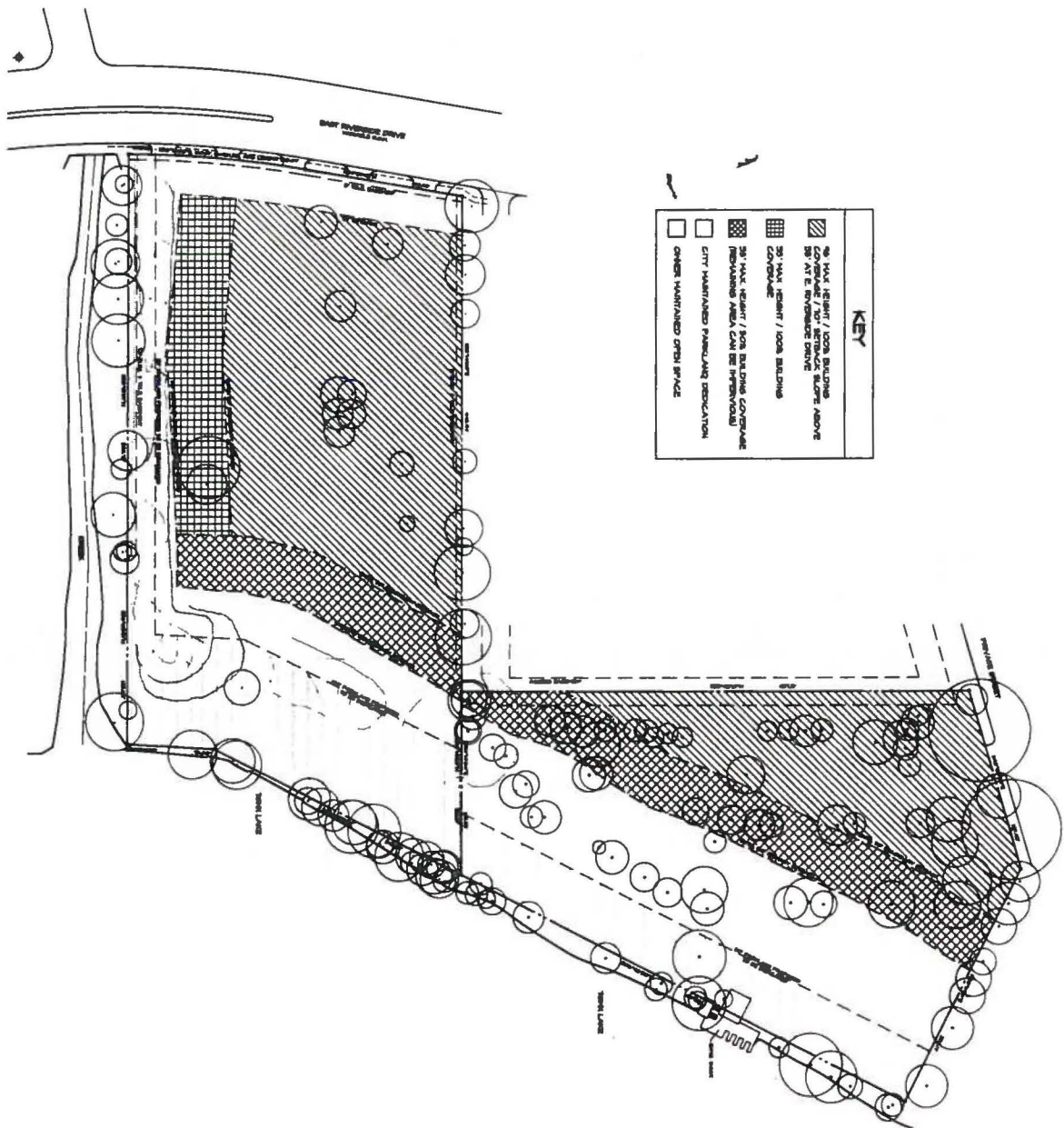
For additional information please contact Yvonne Gil Vallejo at 512-703-6637 or email to yvonne.gil@ci.austin.tx.us.

Attachments:

Map of water and wastewater construction projects for the Mueller Redevelopment
Southeast Wastewater Improvements project alignment map



Item # 7



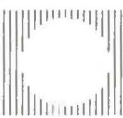
	20' MAX HEIGHT / 100% BUILDING COVERAGE / 70' RETRACTION ABOVE 50' MAX RETRACTION ABOVE
	20' MAX HEIGHT / 100% BUILDING COVERAGE
	20' MAX HEIGHT / 50% BUILDING COVERAGE (RETRAINED AREA CAN BE IMPROVED)
	CITY MAINTAINED PARKING DECK/LOT
	OTHER MAINTAINED OPEN SPACE

0' 20' 40' 60' 80' 100'
1" = 40'-0"
PROPOSED ZONING PLAN
1
258-04-01 Proposed Zoning Plan 01-01

SP1

SHEET

Project No. 258-04-01



RIVERSIDE APARTMENTS & CONDOMINIUMS
East Riverside Drive
Austin, Texas
Proposed Zoning Plan

NOT FOR CONSTRUCTION
THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
DALE E. SELZER - TEXAS REGISTRATION NO. 2589
JOHN R. BROWN - TEXAS REGISTRATION NO. 5784

Selzer Associates
4514 Travis Street
Suite 200
Austin, Texas 78756
817 528-4488
817 528-7378 Fax

TERM SHEET APRIL 17, 2008

222 AND 300 RIVERSIDE DRIVE

L ZONING BASE DISTRICT REGULATIONS EXCEPT AS MODIFIED

- I. Maximum Height

	96 feet with standard city measurements and exceptions (25-2-531 relating to elevator penthouses, mechanical equipment, parapet walls, etc) outside of secondary setback
	35 feet within secondary setback
- II. Primary Setbacks

Town Lake	150 feet as per Waterfront Overlay
East Bouldin	80 feet as per Waterfront Overlay
Riverside	35 feet as per Waterfront Overlay
- III. Secondary Setbacks

Town Lake	50 feet as per Waterfront Overlay
East Bouldin	50 feet as per 1986 Waterfront Overlay
- IV. Development Regulations Within Setbacks
 - A. Primary Setbacks
 - 1) No development in Primary Setbacks except:
 - a) Park facilities and trails
 - b) Emergency access route if constructed of grass-crete or other natural surface. Must appear as lawn. Emergency access only -- no routine use.
 - B. Secondary Setbacks
 - 1) Town Lake Secondary
 - a) Maximum building height 35 feet
 - b) Maximum building coverage 50%

c) Impervious Cover

Impervious cover in excess of building coverage is allowed to outdoor/park like uses. No underground parking is allowed in the area to be dedicated as parkland.

2) East Bouldin Secondary

- | | | |
|----|-----------------------------------|---------|
| a) | Maximum building height | 35 feet |
| b) | Maximum building/impervious cover | 100% |

V. Compatibility Standards

Compatibility Standards related to height/setback and scale and clustering are waived.

VI. Uses

A. Permitted Uses

- 1) Condominium Residential
- 2) Multi-family
- 3) Art Gallery
- 4) Parks and Recreation Services
- 5) Cultural Services
- 6) Restaurant (General & Limited)
- 7) Cocktail Lounge
- 8) Professional Office
- 9) Medical Office
- 10) Administrative and Business Office
- 11) Personal Services
- 12) Hotel-Motel
- 13) General Retail
- 14) Food Sales
- 15) Financial Services
- 16) Electronic Testing

VII. Parkland Dedication

- A. Dedicate 1.5 acres of parkland upon certificate of occupancy of 1st building (1.5 acres included in gross site area)
- B. Construct trail from Statesman boundary to Riverside
- C. Dedication and trail satisfies all parkland fee requirements. An exact accounting of the parkland requirement and dedication will be provided during the PUD process according to current parkland ordinances.

VIII. Underground Parking

- A. No underground parking is permitted in dedicated parkland
- B. Underground parking with code required soil covering does not count as impervious cover

IX. Existing Pier/Dock

Maintenance and Use Agreement with the City to maintain the use. If retained, compliance with applicable ADA regulations is required and shall be the responsibility of CWS.

X. Emergency Access From Adjacent Access Easements Permitted

Emergency access (as well as primary access) is permitted on access easements through adjacent sites.

XI. Trees

A tree survey will be submitted during the PUD process. An arborist hired by CWS shall make an assessment of which trees can/should be saved or relocated during construction.

XII. Other

Implementation of these regulations to be accomplished through the PUD process.

FOR IMMEDIATE RELEASE

April 17, 2008

SaveTownLake.org, South River City Citizens and CWS Capital Partners, LLC announce today that after nearly two years of discussions, they have reached an agreement on a plan that could shape the future of the shores of Lady Bird Lake for years to come. Tom Cooke, one of the founders and Chairman of SaveTownLake.org says the plan for the properties owned by CWS on the lake includes generous setbacks from the shoreline and appropriate building heights as well as extension of the city's park and trail systems. "The revised plan illustrates responsible development along the shores of Lady Bird Lake. It is consistent with the mission statement of Save Town Lake, which is to protect and preserve Austin's most precious resource: Town Lake and the Town Lake Corridor. Save Town Lake strongly and publicly supports the revised plan" says Mr. Cooke.

Scott Hendler, President of SaveTownLake.org stated "CWS made responsible judgement on taking a long term view of development along the shores of Lady Bird Lake. They recognized the value of protecting the integrity of one of Austin's most precious resources – Town Lake and the Town Lake Corridor. This resource is enjoyed by all the citizens of Austin as well as our visitors. Its one of the unique characteristics that makes Austin Austin."

Greg Miller of CWS Capital Partners says "The revised plan achieves the objective of successful and responsible development while respecting and implementing the spirit and intent of the original Waterfront Overlay Ordinance. CWS appreciates and thanks Save Town Lake, South River City Citizens, the Town Lake Trail Foundation and all of the individuals that took part in the discussions for the last two years. Their input resulted in a project that will include additional parkland, extend the trail system, and will set a responsible standard for future development along the lake."

Representatives of South River City Citizens Group say "The revised plan protects our neighborhood by requiring appropriately scaled buildings along Riverside Drive while respecting the Waterfront Overlay Ordinance. Our neighborhood, as well as all of Austin, benefits from the new plan and we heartily endorse and support it."

The revised plan calls for the dedication of 1.5 acres of additional parkland, extension of the Hike and Bike Trail, the bulk of the buildings conforming to the original Waterfront Overlay setbacks from the shoreline of the lake, a maximum building height of 96 feet and the potential for a favorable mix of uses. As a result of the agreement, CWS will withdraw their current site plans and drop all of the appeals to the City Council on the original plan.

Richard T. Suttle, Jr., the attorney for CWS, says that the new plan will be filed with the City soon and will proceed through a public process that will include public hearings before the City Parks and Recreation Board, the Planning Commission and the City Council.

All of the parties are hopeful that the new plan will receive a favorable review and approval by the various boards and commissions and the City Council.

For questions and further information, contact:

SaveTownLake.org

Jeff Oach
SAVE TOWN LAKE.ORG
DIRECTOR

South River City Citizens (SRCC)

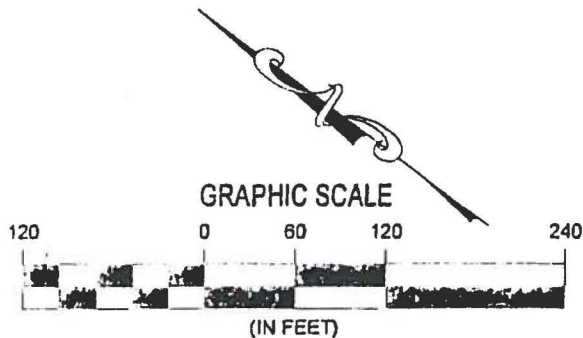
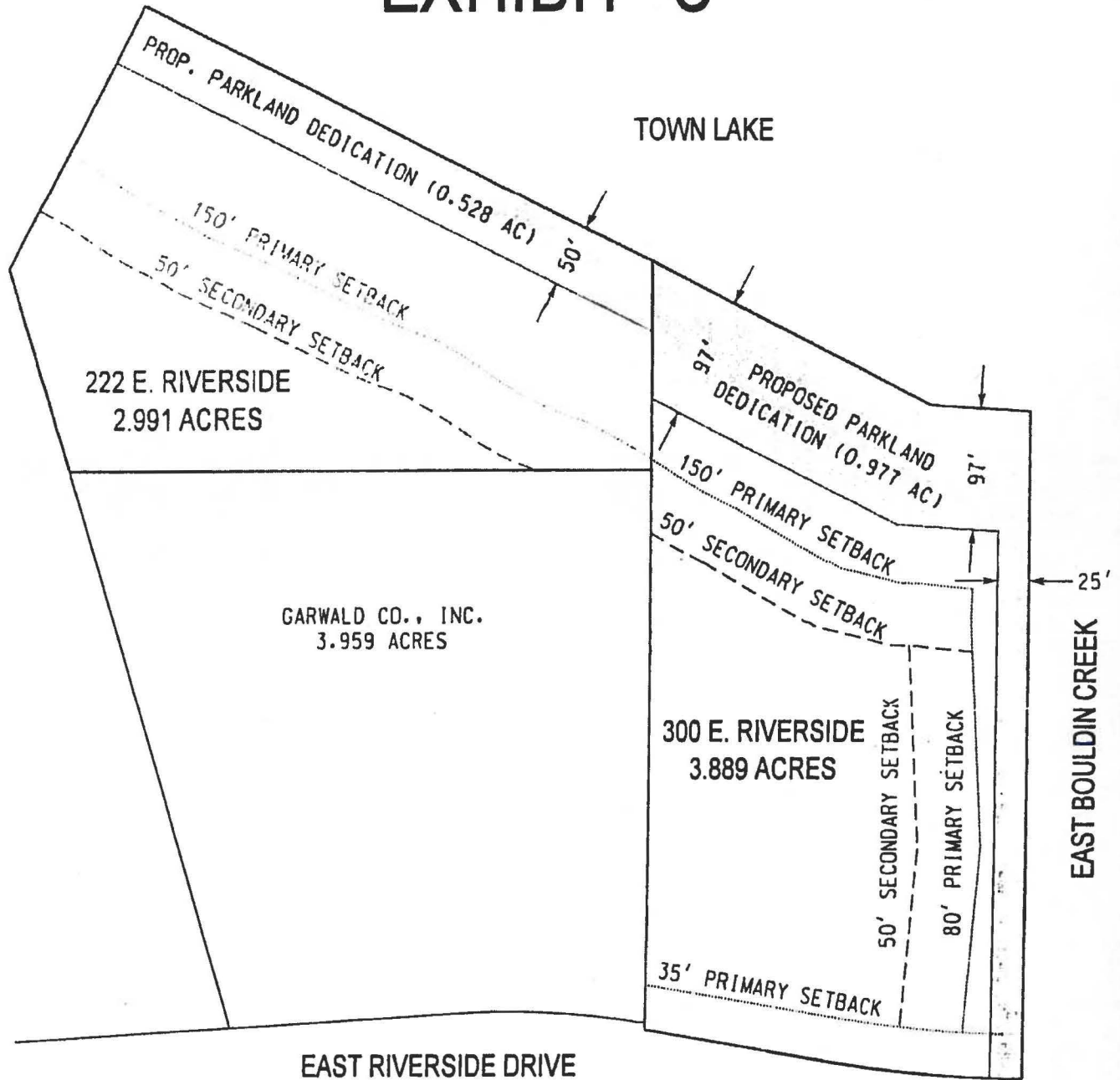
De Annays, Co-President
De Annays, Co-President

CWS Capital Partners

Craig Miller

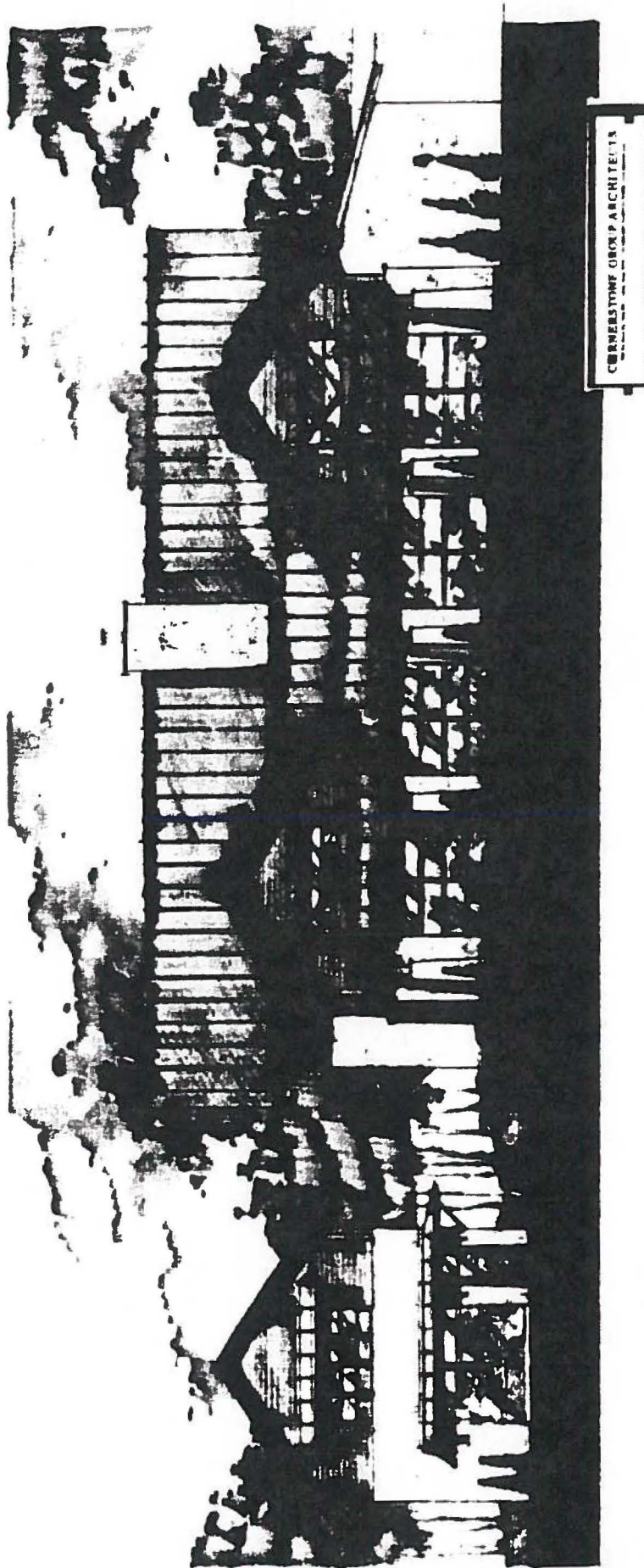
Richard T. Suttle, Jr.:
rsuttle@abaustin.com

EXHIBIT "C"

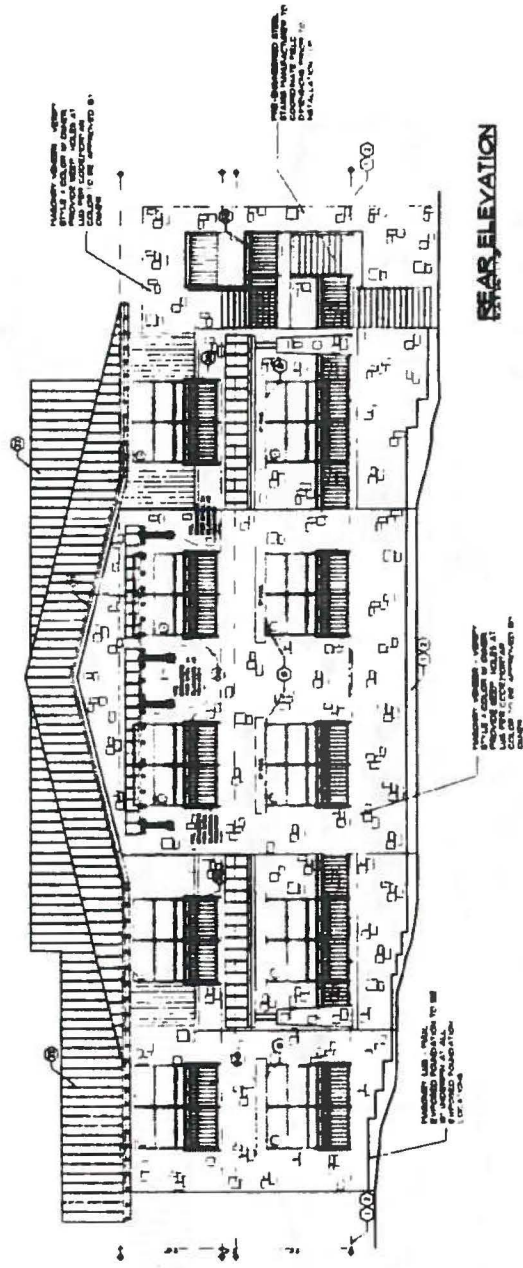


LAND USE PLAN

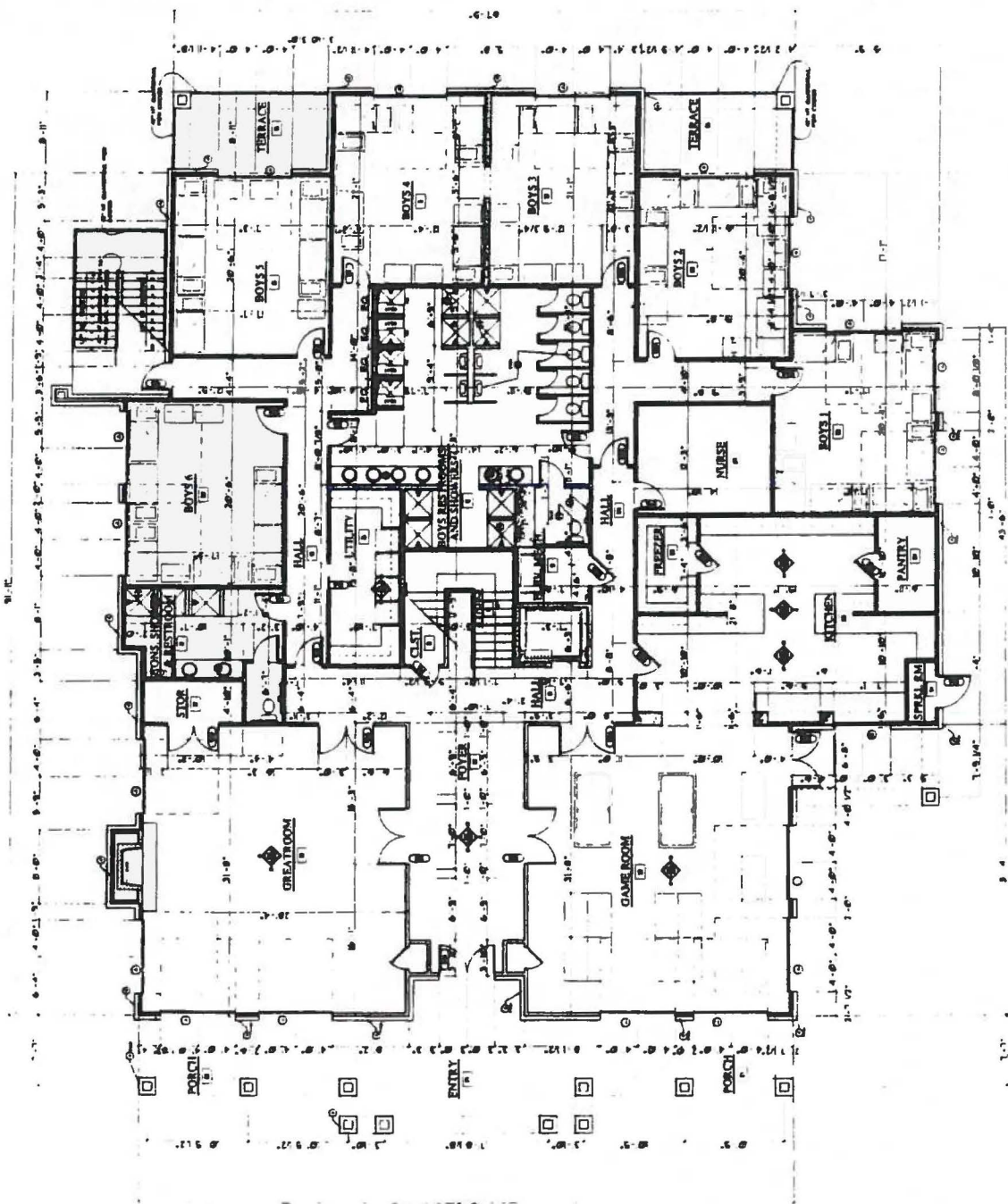
Item # 8



Austin Sunshine Camp



• 0.15



KENNY LEE

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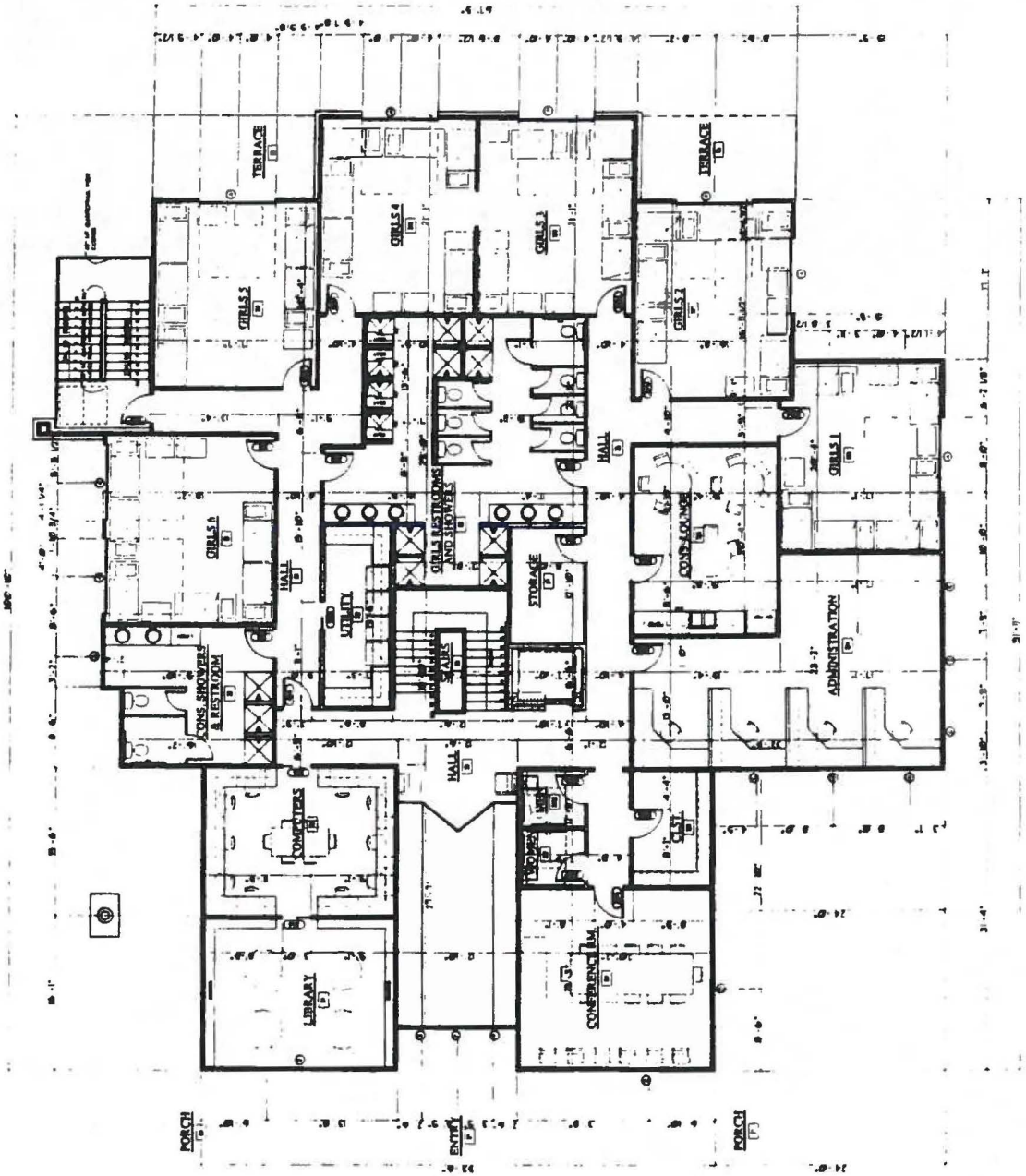
GENERAL CLAIM NOTES:

[illegible]

CONCEPT

[illegible]

<p>KEYNOTE LEGEND</p> <p>1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.</p> <p>3. ALL FLOORS ARE 4" THICK CONCRETE UNLESS OTHERWISE NOTED.</p> <p>4. ALL ROOFS ARE 6" THICK CONCRETE UNLESS OTHERWISE NOTED.</p> <p>5. ALL CEILING ARE 8" THICK CONCRETE UNLESS OTHERWISE NOTED.</p> <p>6. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>7. ALL WINDOWS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>8. ALL STAIRS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>9. ALL ELEVATORS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>10. ALL HALLS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>11. ALL TERRACES ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>12. ALL PORCHES ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>13. ALL CLUSTERS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>14. ALL UTILITY AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>15. ALL STORAGE AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>16. ALL CONFERENCE AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>17. ALL ADMINISTRATION AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>18. ALL GYMNASIUM AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>19. ALL GYMNASIUM AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>20. ALL GYMNASIUM AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p>	<p>GENERAL PLAN NOTES</p> <p>1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.</p> <p>3. ALL FLOORS ARE 4" THICK CONCRETE UNLESS OTHERWISE NOTED.</p> <p>4. ALL ROOFS ARE 6" THICK CONCRETE UNLESS OTHERWISE NOTED.</p> <p>5. ALL CEILING ARE 8" THICK CONCRETE UNLESS OTHERWISE NOTED.</p> <p>6. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>7. ALL WINDOWS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>8. ALL STAIRS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>9. ALL ELEVATORS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>10. ALL HALLS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>11. ALL TERRACES ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>12. ALL PORCHES ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>13. ALL CLUSTERS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>14. ALL UTILITY AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>15. ALL STORAGE AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>16. ALL CONFERENCE AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>17. ALL ADMINISTRATION AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>18. ALL GYMNASIUM AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>19. ALL GYMNASIUM AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>20. ALL GYMNASIUM AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p>	<p>LEGEND</p> <p>1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.</p> <p>3. ALL FLOORS ARE 4" THICK CONCRETE UNLESS OTHERWISE NOTED.</p> <p>4. ALL ROOFS ARE 6" THICK CONCRETE UNLESS OTHERWISE NOTED.</p> <p>5. ALL CEILING ARE 8" THICK CONCRETE UNLESS OTHERWISE NOTED.</p> <p>6. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>7. ALL WINDOWS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>8. ALL STAIRS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>9. ALL ELEVATORS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>10. ALL HALLS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>11. ALL TERRACES ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>12. ALL PORCHES ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>13. ALL CLUSTERS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>14. ALL UTILITY AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>15. ALL STORAGE AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>16. ALL CONFERENCE AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>17. ALL ADMINISTRATION AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>18. ALL GYMNASIUM AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>19. ALL GYMNASIUM AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p> <p>20. ALL GYMNASIUM AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.</p>
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UPPER FLOOR PLAN

Overview of the Emma Long's Encroachments

1. Map with location of encroachments
2. Description of encroachments with pictures.
3. Time line and actions taken to address encroachments

Time line as follows:

- February 2007

Complaint from neighbors across the lake in regards to water pipes and stairs.
Correspondence went to City Managers Office to provide action to remove pipes.

- May 11, 2007:

Letters were mailed to all residents in the area requesting to remove any encroachments.

- May 2007:

Meeting with HOA of Glen Lake area.

- June 2007:

Survey of park and documentation of all encroachment points and issues.

- August 2007:

Flyers were delivered to residents that adjoin the park. PSEM (Park Police) escorted staff to attach to gates of homes.

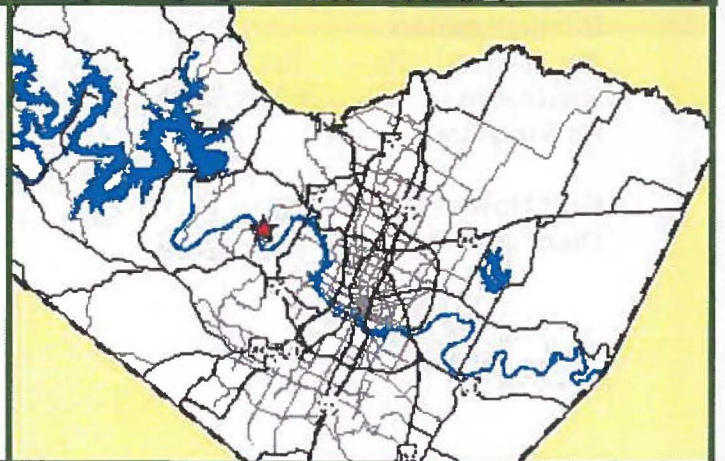
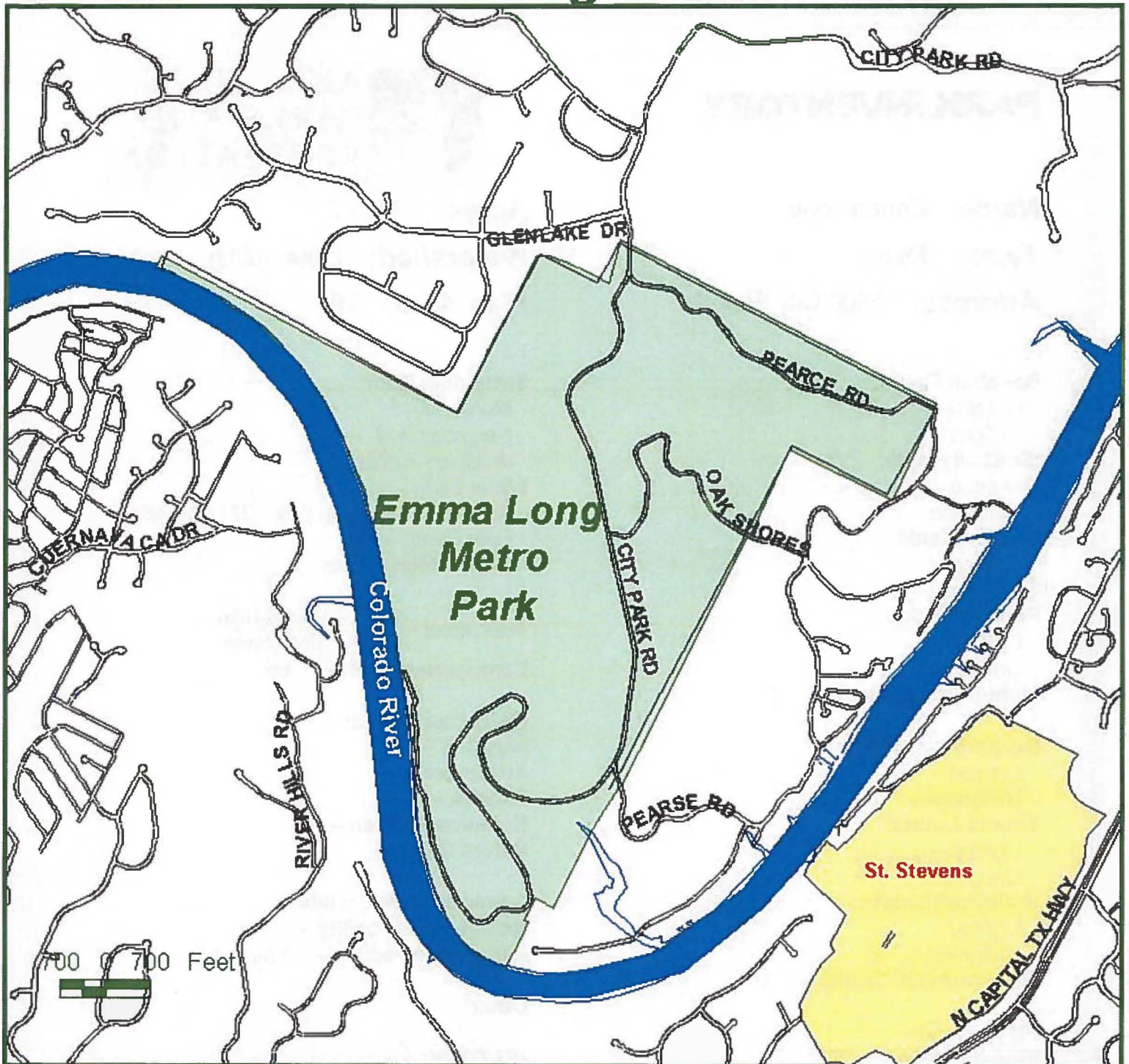
- January 25, 2007:

Sent certified letters to residents that adjoin the park requesting to remove encroachments and notice that if not removed in 30 day we will begin removal.

- April 2008:

Work begin in removing the pipes, stairs and deck.

Emma Long Metro Park



PARK INVENTORY

Name: Emma Long

Type: Metro

Address: 1600 City Park Rd.

Baseball Fields:

Lighted –
Unlighted –

Softball Fields:

Lighted –
Unlighted –

Soccer Fields:

Lighted –
Unlighted –

Football Fields:

Lighted –
Unlighted –

Multi-purpose Fields – 1

Basketball Courts:

Lighted –
Unlighted – 1

Tennis Courts:

Lighted –
Unlighted –

Volleyball Courts:

Lighted –
Unlighted – 2

Multi-purpose Courts – 1

Playground –

Picnic Tables – 151

Picnic Pavilion –

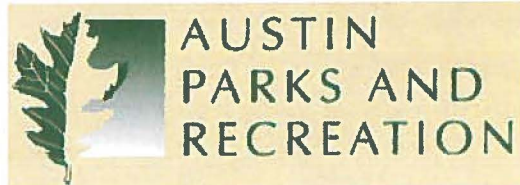
Bar-B-Que Units – 102

Restroom – Yes – Indoor, Portable

Parking Area – Yes

Golf Holes –

Disc Golf Holes –



Acres: 1147.02

Watershed: Lake Austin

Plan Area: 20

Swimming Pool:

Municipal –
Neighborhood –
Wading – Yes

Water Body –

Swimming Area – Yes – 2777 sq. yds.
Boat Ramp – 2
Fishing Pier – Yes

**Trail Miles – 2.5 – Hike & Bike
6.5 – Motorcycle**

Campground Sites – 66

Recreation Center –

Museum –

Art Center –

Theatre –

Botanical Garden –

Nature Center –

Administrative Facility –

Maintenance Facility –

Reservable Facility – Yes

Other:

HISTORY:

CIP Acquisition –

CIP Development –

Grant Funds –

Donation –

Acquisition Year(s) – 10/02/39

Original Owner – W.F. Hayes

EncroachmentPts, 6/23/2008, Page 1

FID	Shape	Comment	GPS_Height	Latitude	Longitude
0	Point		169.449	30.328044075	-97.838711636
3	Point	1 - fence down	245.313	30.351687718	-97.847757694
35	Point	10-fence down	204.823	30.346354897	-97.824429179
13	Point	10-gate, wood pile, fence down	210.183	30.348559069	-97.841789033
36	Point	11-fence down	213.12	30.344110093	-97.826449517
14	Point	11-fence down,access,wood pile	200.442	30.349256359	-97.840582355
37	Point	12-new fence	204.74	30.342729099	-97.8397260483
15	Point	12-wood pile, comp heep,access	206.67	30.349791141	-97.840224811
16	Point	13-fence down	208.052	30.350271686	-97.839827608
38	Point	13-fence gone	198.846	30.339944718	-97.828998253
17	Point	14-fence down	207.597	30.350655251	-97.839726550
39	Point	15-fence down	199.158	30.336499232	-97.831210143
40	Point	15-fence down	190.905	30.333406469	-97.833144143
18	Point	15-fence repair	203.601	30.351380068	-97.839195837
41	Point	16-fence gate	155.13	30.329969352	-97.835327936
19	Point	16-trash, treelimbs along site	203.236	30.351843469	-97.838960260
20	Point	17-fence down	203.287	30.352108819	-97.838767594
42	Point	17-not park fence	173.989	30.329382701	-97.836157439
43	Point	18- [1]piping pump	154.613	30.354901003	-97.855710530
22	Point	18-fence line cross on park land	211.043	30.352841349	-97.838268942
21	Point	18-fence repair	210.98	30.352506686	-97.838405676
44	Point	19-[2] glenlake watersupply	154.046	30.354842827	-97.855613476
23	Point	19-carpet	213.519	30.354164343	-97.837396032
4	Point	2 - fence down,rock pile	234.558	30.351279438	-97.846943769
28	Point	2 - trash	268.358	30.354370828	-97.831106908
45	Point	20-[3] deck stairs	155.641	30.354814974	-97.855407793
24	Point	20-archery range trash	215.3	30.354440951	-97.837079528
46	Point	21-[4]pipe	151.479	30.354192540	-97.853957353
25	Point	21-fence downn	221.318	30.354871109	-97.836315693
47	Point	22-[5] pipe leaking	157.367	30.353835808	-97.853154865
26	Point	22-fence repair	234.775	30.354317461	-97.835313382
29	Point	3- fence down/ road	258.704	30.353854275	-97.829706184
5	Point	3 - gate into park	232.917	30.351031140	-97.846440644
6	Point	4 - gate into park	228.376	30.350504493	-97.845353888
30	Point	5-trash	256.939	30.352536227	-97.828399414
7	Point	5 - wood fence poor main	228.063	30.350264753	-97.844863495
31	Point	6-trash	269.093	30.351980463	-97.827074469
8	Point	6 -gate into park new fence	223.355	30.350043246	-97.844433720
32	Point	7-fence down	186.789	30.347377341	-97.818133271
9	Point	7 - gate, mulch, ash	222.504	30.349844266	-97.844084425
33	Point	8-fence down	192.515	30.344274467	-97.820131541
10	Point	8 - cleared area w debree	222.858	30.349745452	-97.844754317
34	Point	9-fence down	202.437	30.345808571	-97.823328534
11	Point	9-no fence	217.265	30.349383364	-97.843150499
12	Point	9-trash,vehicle access	214.458	30.349052914	-97.842723930
2	Point	dropoff	240.165	30.351391329	-97.847971978
1	Point	firestation	262.011	30.355003540	-97.832571401
48	Point	pipe gray by sign	154.57	30.352384308	-97.851050170
27	Point	rope swing	154.852	30.347842519	-97.846963136

URGENT

The City of Austin, Parks and Recreation Department is proceeding with removing all unauthorized material (pipes, stairs, trash and debris) placed within Emma Long Metropolitan Park boundaries by July 16, 2007. If you have already made arrangements to correct the problem please contact Alberto Perez, Parks Grounds Supervisor at 346-3807 or pager 802-8016. You will be billed for all charges associated with the removal of any unauthorized items or damages to City of Austin property.

Alberto Perez

W: 346-3807

P: 802-8016

May 11, 2007

RE: Encroachment of City of Austin, Parks and Recreation Department property

Dear Mr.:

A recent inspection of Emma Long Metropolitan Park in the vicinity of your neighborhood revealed that several homeowners have placed structures such as pipes, pumps and broken fences on parkland. Please disregard this letter if there are no encroachments or debris abutting your property.

The Parks and Recreation Department prefers to be good neighbors by providing parks an open space for the enjoyment of citizens and visitors to the community. Citizens are not allowed to install personal items or make enhancements on parkland property.

If you find that you do have personal property on parkland, we ask that you make arrangements to remove your personal property within 30 days from the date of this letter. After this 30 day period if no attempt has been made to remove this personal property or you have not notified our office to try to make special arrangements, the city will do so at your expense. If requests to remove the encroachments are disregarded a lien may be placed on your property.

If you have any further questions please contact Alberto Perez, Parks Grounds Supervisor at 512/346-1831 or Troy Houtman, Operations Division Manager at 512/440-5152.

Sincerely,

Warren W. Struss, Director
Parks and Recreation Department

January 25, 2008

RE: Encroachment of City of Austin, Parks and Recreation Department property

Dear Mr.:

A recent inspection of Emma Long Metropolitan Park in the vicinity of your neighborhood revealed that several homeowners have placed structures such as pipes, pumps and broken fences on parkland. You have been notified in the past to remove these items at your expense, but in some instances they are still there.

This letter is notice that the Parks and Recreation Department will be removing these encroachments in February. We will hold the equipment/materials for thirty (30) days at Emma Long Metropolitan Park if you would like to recover. If not, it will be sold at a city auction and proceeds will be used for the work of restoration to parkland.

Again, please note that we will be removing the encroachments during the month of February. We will require access to your property and if necessary, to turn power off of any electrical devices for the safety of employees while removing certain items.

If there are any questions or additional information is needed, you are welcome to contact Troy Houtman, Operations Division Manager with the Parks and Recreation Department at 512/440-5152.

Sincerely,

Troy Houtman, CPRP, Operations Division Manager
Parks and Recreation Department

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

City of Austin / PARD
2525 S. Lakeshore Blvd
Austin TX 78741

78741175735



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Arthur Delvesco
3674 Ranch Creek Dr.
Austin TX 7830

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Delvesco

☐ Agent

☐ Addressee

B. Received by (Printed Name)

A. Delvesco

C. Date of Delivery

2/14/08

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

~~005100~~ 7003 2260 0003 3349 6655

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

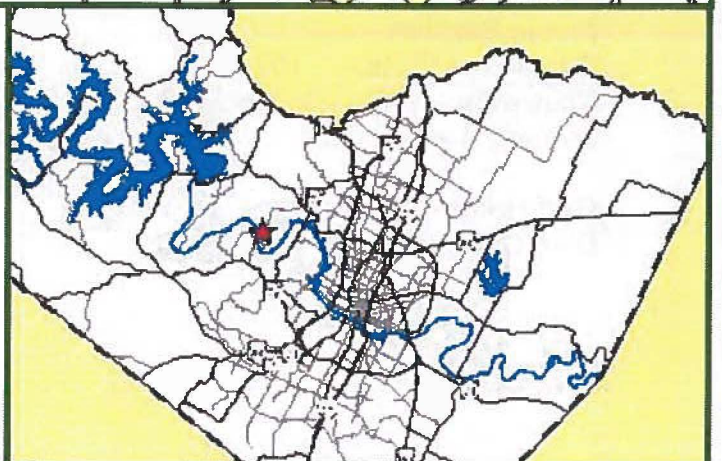
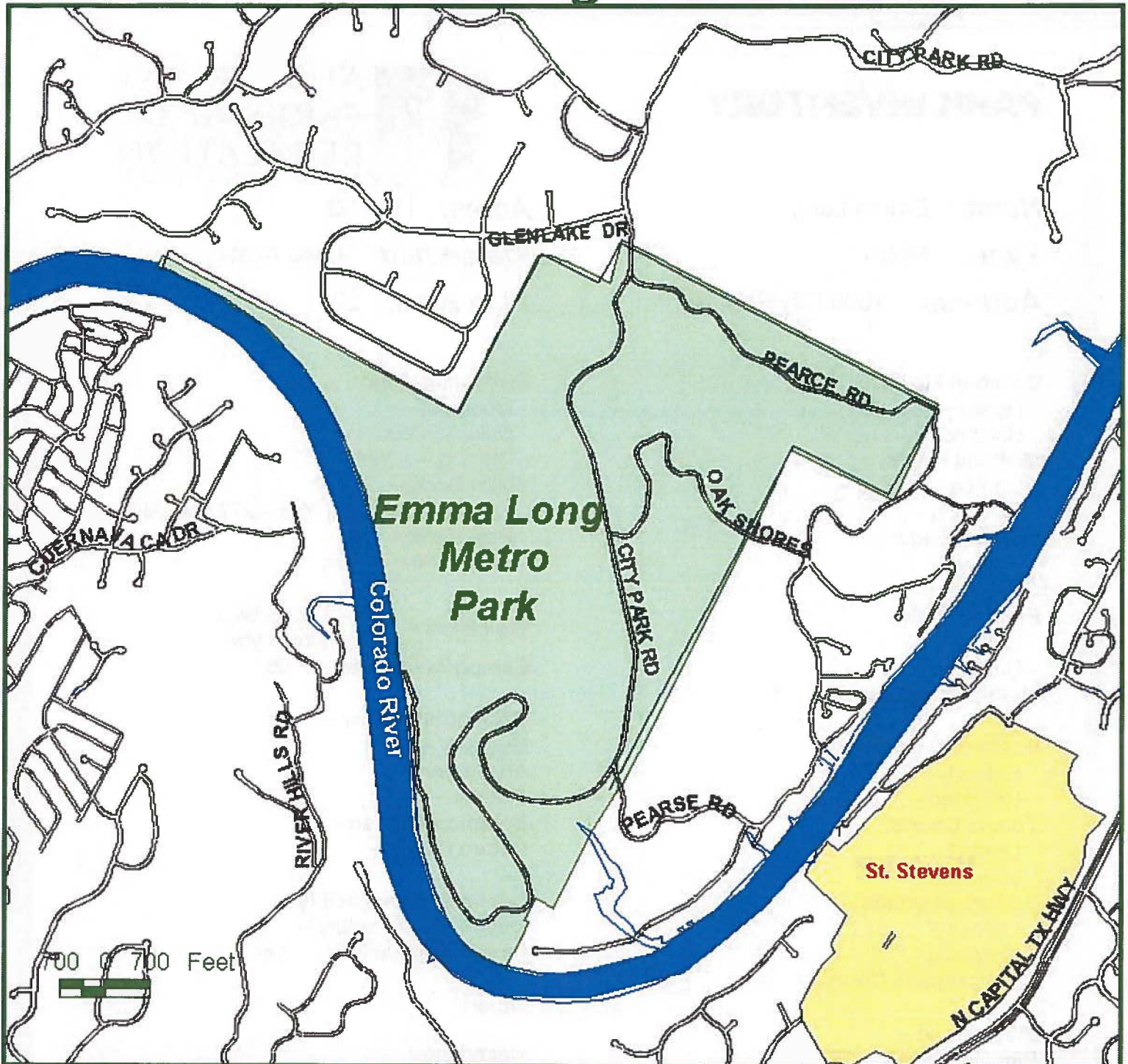
Overview of the Emma Long's Encroachments

1. Map with location of encroachments
2. Description of encroachments with pictures.
3. Time line and actions taken to address encroachments

Time line as follows:

- February 2007
Complaint from neighbors across the lake in regards to water pipes and stairs.
Correspondence went to City Managers Office to provide action to remove pipes.
- May 11, 2007:
Letters were mailed to all residents in the area requesting to remove any encroachments.
- May 2007:
Meeting with HOA of Glen Lake area.
- June 2007:
Survey of park and documentation of all encroachment points and issues.
- August 2007:
Flyers were delivered to residents that adjoin the park. PSEM (Park Police) escorted staff to attach to gates of homes.
- January 25, 2007:
Sent certified letters to residents that adjoin the park requesting to remove encroachments and notice that if not removed in 30 day we will begin removal.
- April 2008:
Work begin in removing the pipes, stairs and deck.

Emma Long Metro Park



PARK INVENTORY

Name: Emma Long

Type: Metro

Address: 1600 City Park Rd.

Baseball Fields:

Lighted –
Unlighted –

Softball Fields:

Lighted –
Unlighted –

Soccer Fields:

Lighted –
Unlighted –

Football Fields:

Lighted –
Unlighted –

Multi-purpose Fields – 1

Basketball Courts:

Lighted –
Unlighted – 1

Tennis Courts:

Lighted –
Unlighted –

Volleyball Courts:

Lighted –
Unlighted – 2

Multi-purpose Courts – 1

Playground –

Picnic Tables – 151

Picnic Pavilion –

Bar-B-Que Units – 102

Restroom – Yes – Indoor, Portable

Parking Area – Yes

Golf Holes –

Disc Golf Holes –



Acres: 1147.02

Watershed: Lake Austin

Plan Area: 20

Swimming Pool:

Municipal –
Neighborhood –
Wading – Yes

Water Body –

Swimming Area – Yes – 2777 sq. yds.
Boat Ramp – 2
Fishing Pier – Yes

**Trail Miles – 2.5 – Hike & Bike
6.5 – Motorcycle**

Campground Sites – 66

Recreation Center –

Museum –

Art Center –

Theatre –

Botanical Garden –

Nature Center –

Administrative Facility –

Maintenance Facility –

Reservable Facility – Yes

Other:

HISTORY:

CIP Acquisition –

CIP Development –

Grant Funds –

Donation –

Acquisition Year(s) – 10/02/39

Original Owner – W.F. Hayes

EncroachmentPts, 6/23/2008, Page 1

FID	Shape	Comment	GPS_Height	Latitude	Longitude
0	Point		169.449	30.328044075	-97.838711636
3	Point	1 - fence down	245.313	30.351687718	-97.847757694
35	Point	10-fence down	204.823	30.346354897	-97.824429179
13	Point	10-gate, wood pile, fence down	210.183	30.348559069	-97.841789033
36	Point	11-fence down	213.12	30.344110093	-97.826449517
14	Point	11-fence down,access,wood pile	200.442	30.349256359	-97.840582355
37	Point	12-new fence	204.74	30.342729099	-97.827260483
15	Point	12-wood pile, comp heap,access	206.67	30.349791141	-97.840224811
16	Point	13-fence down	208.052	30.350271686	-97.839827608
38	Point	13-fence gone	198.846	30.339944718	-97.828998253
17	Point	14-fence down	207.597	30.350655251	-97.839725550
39	Point	15-fence down	199.158	30.336499232	-97.831210143
40	Point	15-fence down	190.905	30.333406469	-97.833144143
18	Point	15-fence repair	203.601	30.351380068	-97.839195837
41	Point	16-fence gate	155.13	30.329969352	-97.835327936
19	Point	16-trash, treelimbs along site	203.236	30.351843469	-97.838960260
20	Point	17-fence down	203.287	30.352108819	-97.838767594
42	Point	17-not park fence	173.989	30.329382701	-97.836157439
43	Point	18- [1]piping pump	154.613	30.354901003	-97.855710530
22	Point	18-fence line cross on park land	211.043	30.352841349	-97.838268942
21	Point	18-fence repair	210.98	30.352506686	-97.838405676
44	Point	19-[2] glenlake watersupply	154.046	30.354842827	-97.855613476
23	Point	19-carpet	213.519	30.354164343	-97.837396032
4	Point	2 - fence down,rock pile	234.558	30.351279438	-97.846943769
28	Point	2 - trash	268.358	30.354370828	-97.831106908
45	Point	20-[3] deck stairs	155.641	30.354814974	-97.855407793
24	Point	20-archery range trash	215.3	30.354440951	-97.837079528
46	Point	21-[4]pipe	151.479	30.354192540	-97.853957353
25	Point	21-fence downn	221.318	30.354871109	-97.836315693
47	Point	22-[5] pipe leaking	157.367	30.353835808	-97.853154865
26	Point	22-fence repair	234.775	30.354317461	-97.835313382
29	Point	3- fence down/ road	258.704	30.353854275	-97.829706184
5	Point	3 - gate into park	232.917	30.351031140	-97.846440644
6	Point	4 - gate into park	228.376	30.350504493	-97.845353888
30	Point	5-trash	256.939	30.352536227	-97.828399414
7	Point	5 - wood fence poor main	228.063	30.350264753	-97.844863495
31	Point	6-trash	269.093	30.351980463	-97.827074469
8	Point	6 -gate into park new fence	223.355	30.350043246	-97.844433720
32	Point	7-fence down	186.789	30.347377341	-97.818133271
9	Point	7 - gate, mulch, ash	222.504	30.349844266	-97.844084425
33	Point	8-fence down	192.515	30.344274467	-97.820131541
10	Point	8 - cleared area w debree	222.858	30.349745452	-97.844754317
34	Point	9-fence down	202.437	30.345808571	-97.823328534
11	Point	9-no fence	217.265	30.349383364	-97.843150499
12	Point	9-trash,vehicle access	214.458	30.349052914	-97.842723930
2	Point	dropoff	240.165	30.351391329	-97.847971978
1	Point	firestation	262.011	30.355003540	-97.832571401
48	Point	pipe gray by sign	154.57	30.352384308	-97.851050170
27	Point	rope swing	154.852	30.347842519	-97.846963136

URGENT

The City of Austin, Parks and Recreation Department is proceeding with removing all unauthorized material (pipes, stairs, trash and debris) placed within Emma Long Metropolitan Park boundaries by July 16, 2007. If you have already made arrangements to correct the problem please contact Alberto Perez, Parks Grounds Supervisor at 346-3807 or pager 802-8016. You will be billed for all charges associated with the removal of any unauthorized items or damages to City of Austin property.

Alberto Perez
W: 346-3807
P: 802-8016

May 11, 2007

RE: Encroachment of City of Austin, Parks and Recreation Department property

Dear Mr.:

A recent inspection of Emma Long Metropolitan Park in the vicinity of your neighborhood revealed that several homeowners have placed structures such as pipes, pumps and broken fences on parkland. Please disregard this letter if there are no encroachments or debris abutting your property.

The Parks and Recreation Department prefers to be good neighbors by providing parks an open space for the enjoyment of citizens and visitors to the community. Citizens are not allowed to install personal items or make enhancements on parkland property.

If you find that you do have personal property on parkland, we ask that you make arrangements to remove your personal property within 30 days from the date of this letter. After this 30 day period if no attempt has been made to remove this personal property or you have not notified our office to try to make special arrangements, the city will do so at your expense. If requests to remove the encroachments are disregarded a lien may be placed on your property.

If you have any further questions please contact Alberto Perez, Parks Grounds Supervisor at 512/346-1831 or Troy Houtman, Operations Division Manager at 512/440-5152.

Sincerely,

Warren W. Struss, Director
Parks and Recreation Department

January 25, 2008

RE: Encroachment of City of Austin, Parks and Recreation Department property

Dear Mr.:

A recent inspection of Emma Long Metropolitan Park in the vicinity of your neighborhood revealed that several homeowners have placed structures such as pipes, pumps and broken fences on parkland. You have been notified in the past to remove these items at your expense, but in some instances they are still there.

This letter is notice that the Parks and Recreation Department will be removing these encroachments in February. We will hold the equipment/materials for thirty (30) days at Emma Long Metropolitan Park if you would like to recover. If not, it will be sold at a city auction and proceeds will be used for the work of restoration to parkland.

Again, please note that we will be removing the encroachments during the month of February. We will require access to your property and if necessary, to turn power off of any electrical devices for the safety of employees while removing certain items.

If there are any questions or additional information is needed, your are welcome to contact Troy Houtman, Operations Division Manager with the Parks and Recreation Department at 512/440-5152.

Sincerely,

Troy Houtman, CPRP, Operations Division Manager
Parks and Recreation Department

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

City of Austin (PAKD)
2525 S. Lakeshore Blvd
Austin TX 78741

78741175735



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Arthur Delvesco
3674 Ranch Creek Dr.
Austin TX 7830

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Delvesco

☐ Agent

☐ Addressee

B. Received by (Printed Name)

A. Delvesco

C. Date of Delivery

2/14/03

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

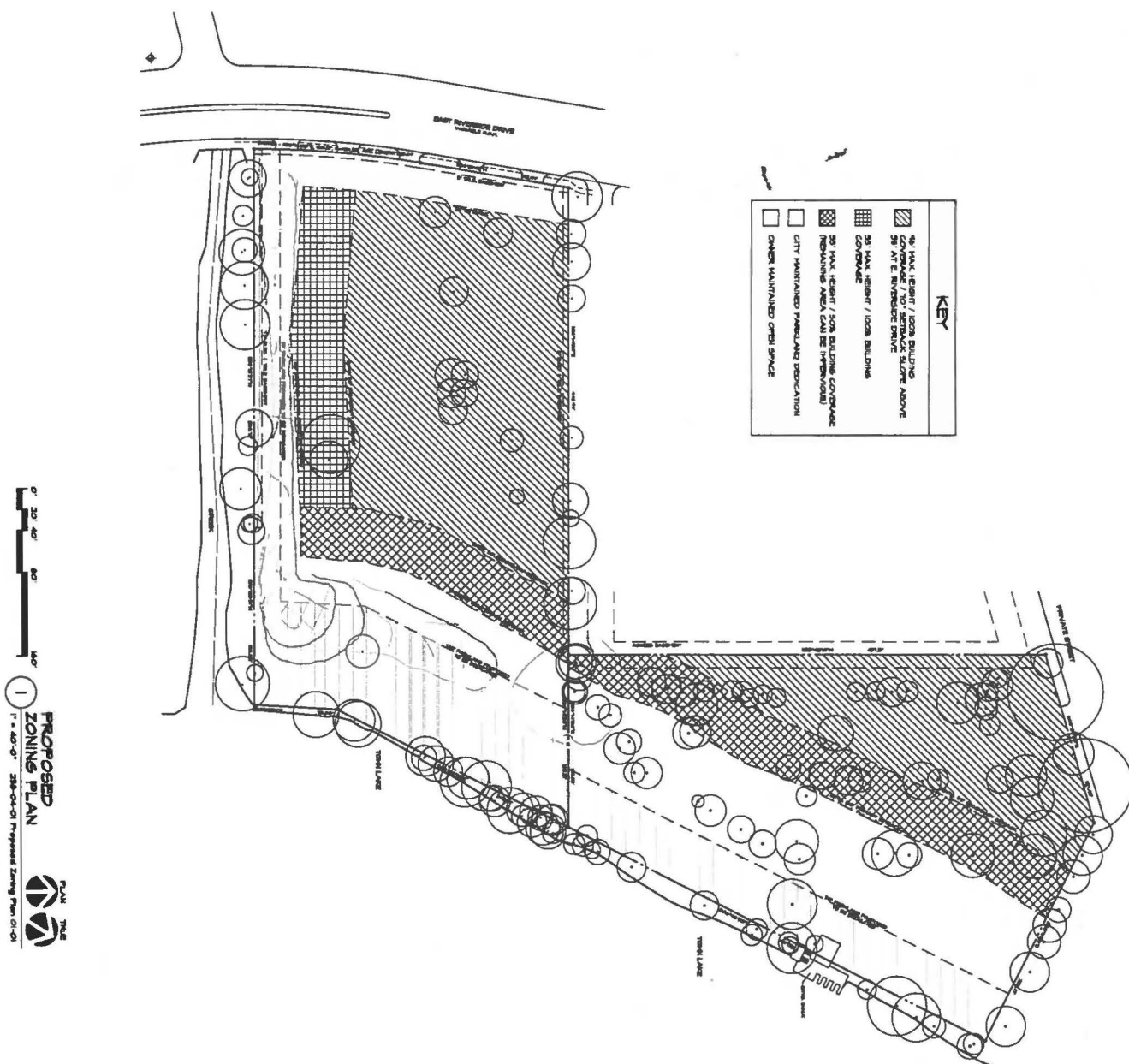
4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

~~505110~~ 7003 2260 0003 3349 6655



變

☒ 4% MAX. HEIGHT / 100% BUILDING COVERAGE, 70' SETBACK BLINDS ABOVE 35' AT E. RIVERSIDE DRIVE

☐ 25' MAX. HEIGHT / 100% BUILDING COVERAGE

☒ 30' MAX. HEIGHT / 30% BUILDING COVERAGE (REMAINING AREA CAN BE IMPERVIOUS)

☐ CITY MAINTAINED PARKLAND DEDICATION

☐ OWNER MAINTAINED OPEN SPACE

PROPOSED
ZONING PLAN

PLAN TRUE

1' = 40'-0"

258-04-01 Proposed Zoning Plan (1'-0")

RIVERSIDE APARTMENTS & CONDOMINIUMS
East Riverside Drive
Austin, Texas

Proposed Zoning Plan

NOT FOR CONSTRUCTION

THIS DRAWING MAY NOT BE USED FOR REGULATORY
APPROVAL, PERMITTING, OR CONSTRUCTION

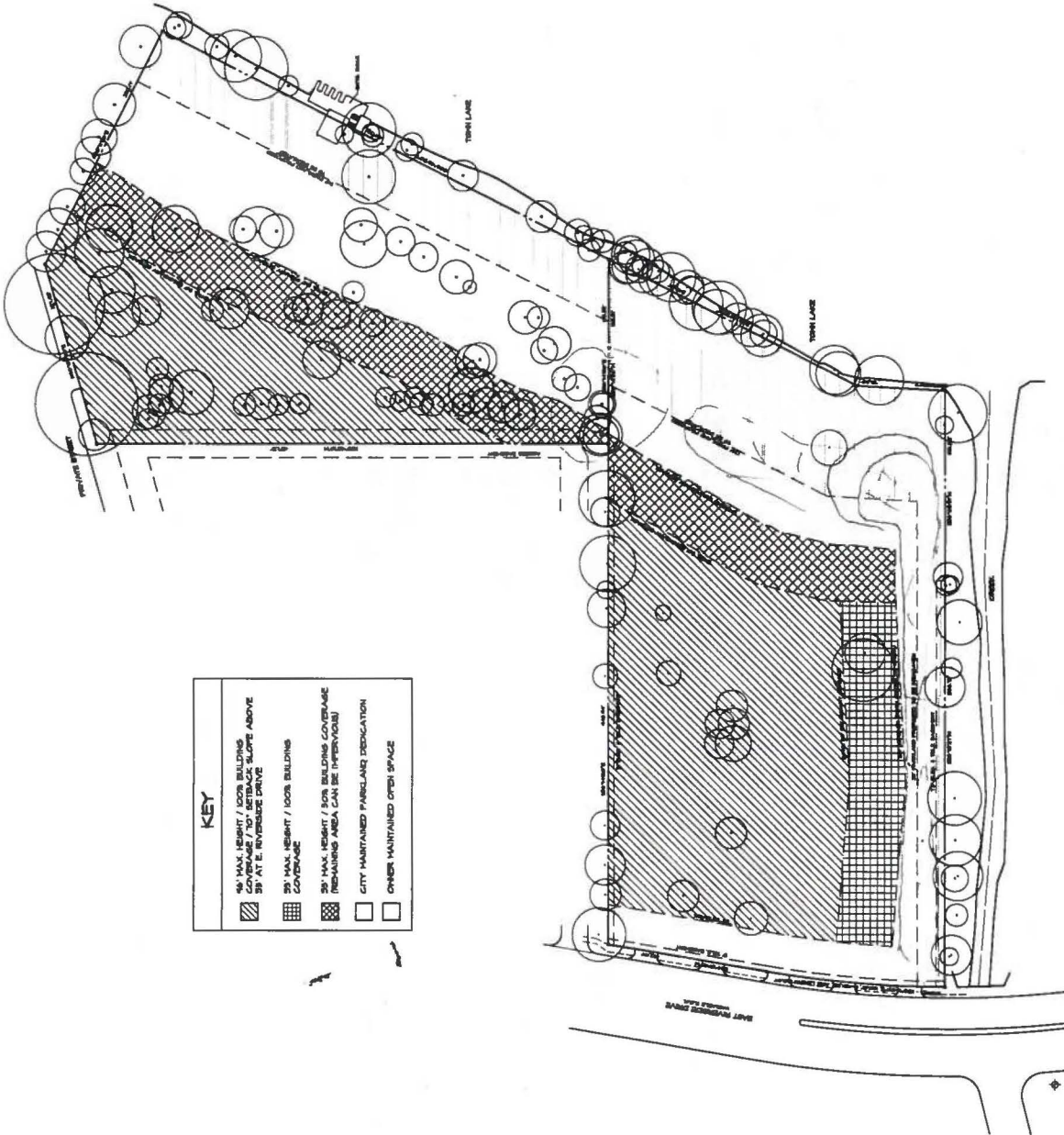
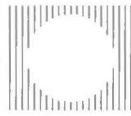
DALE E. SELZER - TEXAS REGISTRATION NO. 2589
JOHN R. BROWN - TEXAS REGISTRATION NO. 5784

ISSUED
4/21/00

4514 Travis Street
Suite 235
Dallas, Texas 75205
214 526-4499
214 526-7376 Fax

Selzer
Associates

SHEET
SP 1



KEY	
[Cross-hatched pattern]	40' MAX. HEIGHT / 100% BUILDING COVERAGE / 10' SETBACKS ABOVE DRIVE
[Diagonal lines]	35' AT E. RIVERSIDE DRIVE
[Stippled pattern]	20' MAX. HEIGHT / 100% BUILDING COVERAGE
[Dotted pattern]	30' MAX. HEIGHT / 50% BUILDING COVERAGE (REMAINING AREA CAN BE IMPERVIOUS)
[White box]	CITY MAINTAINED PARKLAND DEDICATION
[White box]	OWNER MAINTAINED OPEN SPACE



Selzer Associates
 4514 Third Street
 Suite 200
 Dallas, Texas 75205

214 532-4499 Fax
 214 532-7378

RECEIVED
 1/2/01

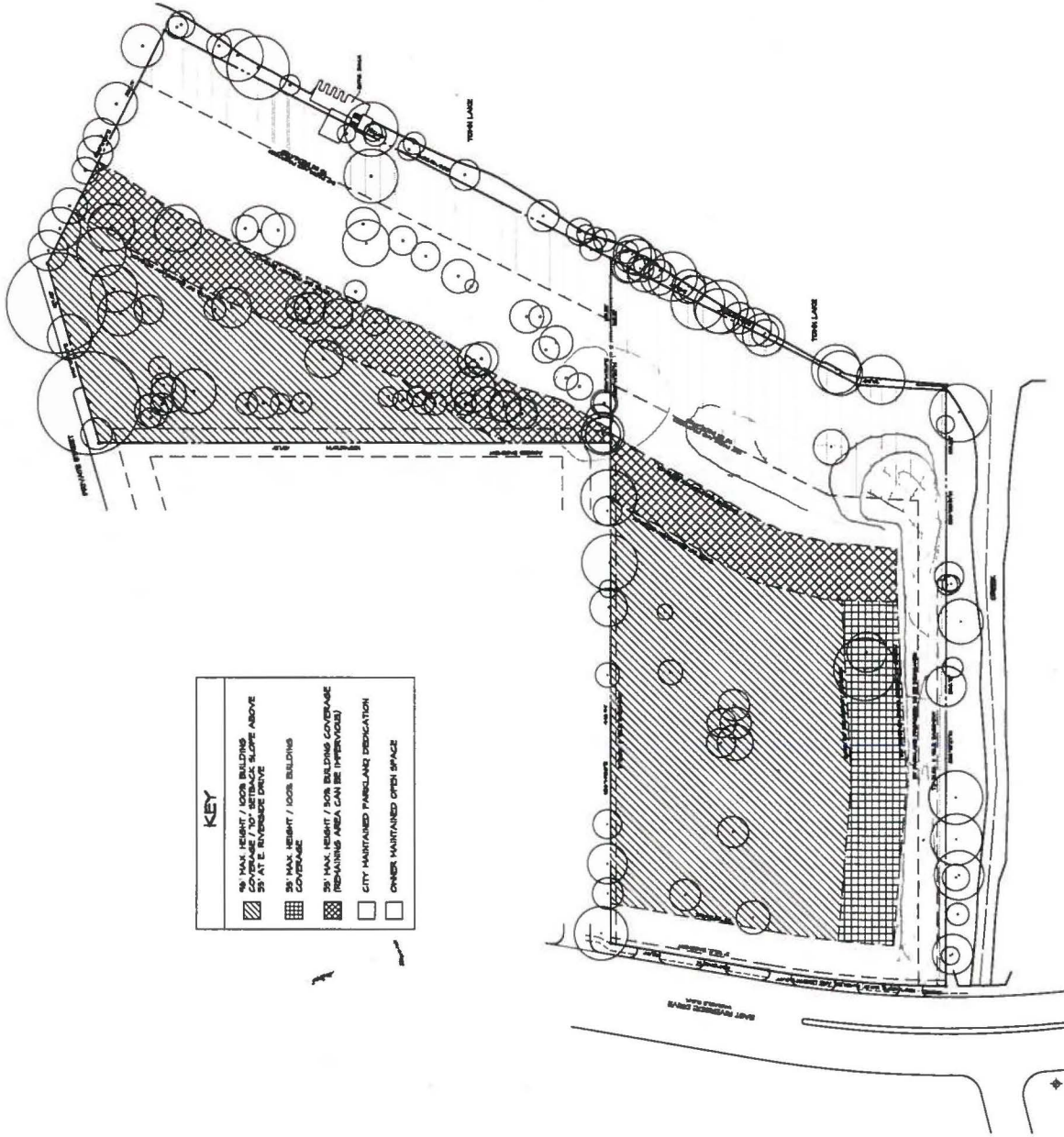
NOT FOR CONSTRUCTION
 THIS DRAWING MAY NOT BE USED FOR REGULATION
 APPROVAL, PERMITTING, OR CONSTRUCTION
 JOHN R. BROWN - TEXAS REGISTRATION NO. 5784
 DALE C. SELZER - TEXAS REGISTRATION NO. 2569

RIVERSIDE APARTMENTS & CONDOMINIUMS
 East Riverside Drive
 Austin, Texas
 Proposed Zoning Plan



Project No. 258-04-01

SHEET
SP1



KEY	
	35' MAX. HEIGHT / 300% BUILDING COVERAGE / 10' SETBACKS, SLOPE ABOVE 3% AT E. RIVERSIDE DRIVE
	35' MAX. HEIGHT / 300% BUILDING COVERAGE
	35' MAX. HEIGHT / 300% BUILDING COVERAGE (REMAINING AREA CAN BE INTERVENED)
	CITY MAINTAINED PARKLAND DEDICATION
	OTHER MAINTAINED OPEN SPACE



PROPOSED ZONING PLAN

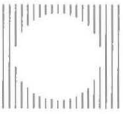
258-04-01 Proposed Zoning Plan 01-01

Selzer Associates
 4514 Travis Street
 Suite 235
 Dallas, Texas 75206
 214 528-4480
 214 528-7375 Fax

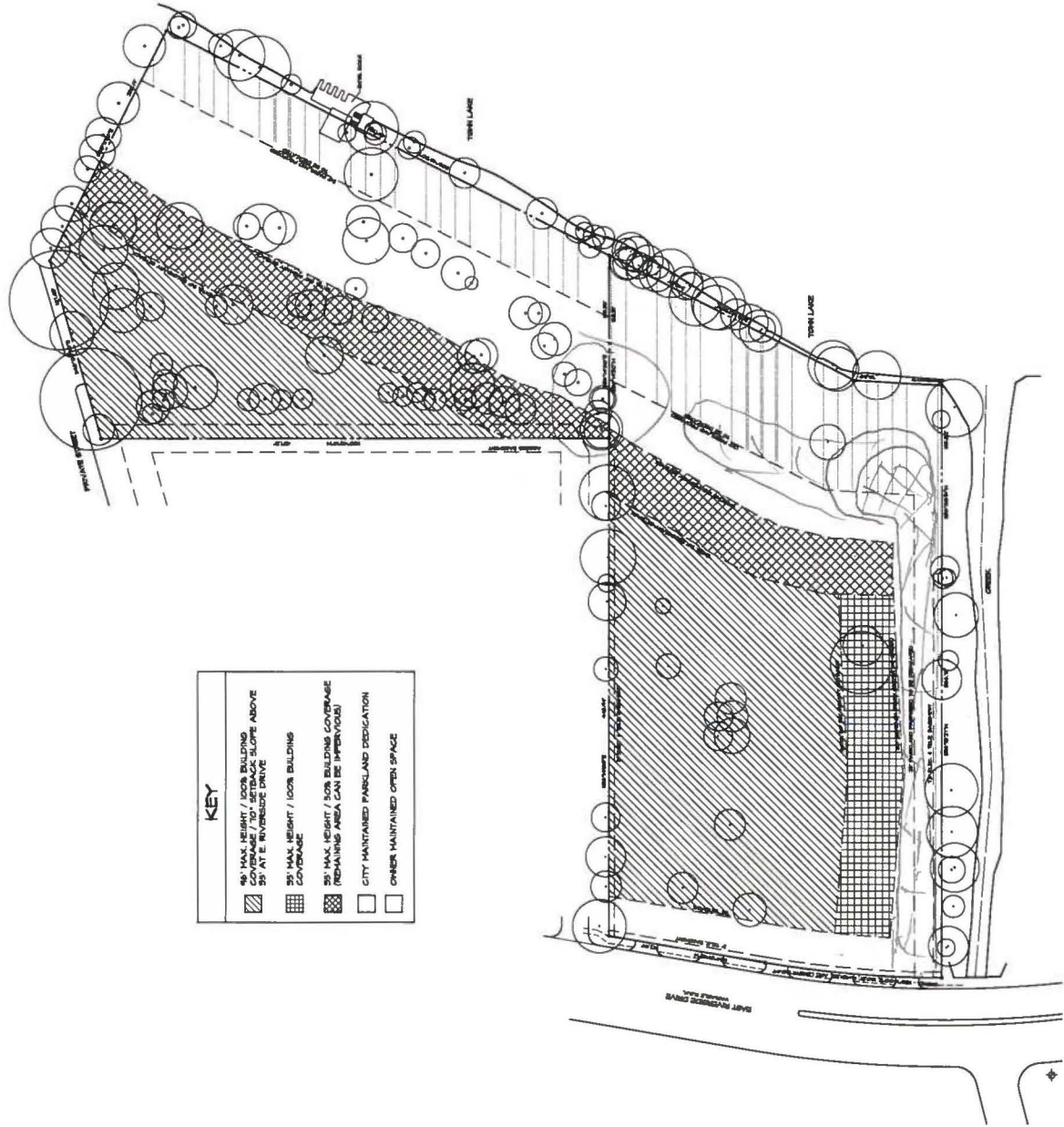
DATE
 2/2/00

NOT FOR CONSTRUCTION
 THIS DRAWING MAY NOT BE USED FOR REGULATORY
 APPROVAL, PERMITTING, OR CONSTRUCTION
 DATE: F. SELZER - TEXAS REGISTRATION NO. 2388
 JOHN R. BROWN - TEXAS REGISTRATION NO. 3784

RIVERSIDE APARTMENTS & CONDOMINIUMS
 East Riverside Drive
 Austin, Texas
 Proposed Zoning Plan



Project No. 255-04-01
 SHEET
SP1



KEY	
[Diagonal hatching]	45' MAX HEIGHT / 100K BUILDING COVERAGE / 35' AT E. RIVERSIDE DRIVE
[Cross-hatching]	35' MAX HEIGHT / 100K BUILDING COVERAGE
[Stippled pattern]	35' MAX HEIGHT / 30K BUILDING COVERAGE (REMAINING AREA CAN BE IMPROVED)
[White box]	CITY MAINTAINED PARKLAND DEDICATION
[White box]	OWNER MAINTAINED OPEN SPACE

PLAN

PROPOSED ZONING PLAN
 1" = 40'-0"
 0' 20' 40' 80'

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING PERMANENT ZONING FOR THE PROPERTY COMMONLY KNOWN AS THE EAST RIVERSIDE DRIVE PUD LOCATED AT 222 AND 300 EAST RIVERSIDE DRIVE AND CHANGING THE ZONING MAP FROM LAKE COMMERCIAL (L) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (THE "PUD").

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base zoning district from lake commercial (L) district to planned unit development (PUD) on the property described in File C814-2008-____ on record at the Neighborhood Planning and Zoning Department, as approximately 6.88 acres of land, more or less, being particularly described as Lot 1, Riverside Square Subdivision and 3,889 acres of land out of the Isaac Decker League Survey, as shown in Exhibit A (*Description of Property*) incorporated into this ordinance (the "Property"), locally known as the property located at 222 and 300 East Riverside Drive in the City of Austin, Travis County, Texas, and is generally identified in the map attached as Exhibit B (*Zoning Map*).

PART 2. This ordinance, together with the attached Exhibits A through C, are the land use plan for the East Riverside Drive planned unit development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the East Riverside Drive planned unit development land use plan. Except as otherwise specifically provided by this ordinance and the land use plan, all other rules, applicable regulations and ordinances of the City in effect on the effective date of the filing of the project assessment apply to the use and development within the PUD.

PART 3. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A:	Description of Property
Exhibit B:	Zoning Map
Exhibit C	Land Use Plan

PART 4. Building Height.

A. The maximum building height of a building within the Town Lake and East Bouldin Creek secondary setback shall be 35 feet.

Soliz, Ricardo

From: Richard Suttle, Jr. [RSuttle@abaustin.com]
Sent: Monday, August 18, 2008 3:38 PM
To: Soliz, Ricardo
Subject: FW: FW: CWS

\$ 2.6 an acre

Ricardo,

See below. Looks like we can get to in excess of 3488 units under our proposal. Heres the math. Please check my work.

1.5 acres proposed is 65,340 sq ft.

Less 1043 sq ft 25 yr floodplain=

64,297 sq ft.

Less half of 100 yr floodplain (15,213 sq ft divided by 2 = 7606.5 sq ft)=

56,690.5 sq ft

Times \$40 sq ft per TCAD=\$2,267,620 value

Divided by \$650 a door equals

3488 units, not including trail and private amenities.

Make sense?

-----Original Message-----

From: J Segura [mailto:jsegura@udg.com]
Sent: Monday, August 18, 2008 11:49 AM
To: Richard Suttle, Jr.
Cc: John Noell
Subject: Re: FW: CWS

Mr. Suttle,

The parkland dedication would contain 1,043 sf (0.024 acres) of 25-Year Floodplain, and 15,213 sf (0.349 acres) of 100-Year Floodplain.

J Segura, P.E.
Urban Design Group
Phone: 512-347-0040
Fax: 512-347-1311

John Noell wrote:

>
> Please respond.
>
> JN
> -----Original Message-----
> From: Richard Suttle, Jr. [mailto:RSuttle@abaustin.com]
> Sent: Monday, August 18, 2008 11:08 AM
> To: jnoell@udg.com
> Subject: CWS

>
> Of the 1.5 acres to be dedicated as park on CWS, how much is 100 year
> floodplaining and how much is 25 year floodplain?
> -----

B. The maximum building height outside of the waterfront overlay setbacks shall be 96 feet.

C. Section 25-2-531 related to the height limit exceptions applies to the limitations described above.

PART 5. Use Regulations.

A. The following uses are permitted uses on the Property:

- | | |
|--|--|
| ✓ Condominium Residential | ✓ Multifamily Residential |
| ✓ Administrative and Business Offices | ✓ Art Gallery |
| ✓ Cocktail Lounge | ✗ Electronic Testing |
| ✓ Financial Services | Food Sales |
| ✓ General Retail Sales (Convenience) | ✓ General Retail Sales (General) |
| ✓ Hotel-Motel | ✓ Medical Offices (exceeding 5,000 sq ft.) |
| ✓ Medical Offices (not exceeding 5,000 sq ft.) | |
| ✓ Personal Services | ✓ Professional Office |
| ✓ Restaurant (General) | ✓ Restaurant (Limited) |
| ✓ Cultural Services | Parks and Recreational Services |

PART 6. In accordance with Section 25-2-411 (A) (*Planned Unit Development District Regulations*) of the City Code, the following site development regulations apply to the PUD instead of otherwise applicable City regulations.

A. Site Development Regulations.

1. Except as modified herein, the site development regulations of the "L" Lake Commercial District apply within the PUD.
2. Section 25-2-411 (*Planned Unit Development District Regulations*) does not apply to the PUD. *+ the WO, should apply*
3. Sections 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) and 25-2-1065 (*Scale and Clustering Requirements*) do not apply to the PUD.
4. Section 25-2-721(B) (*Waterfront Overlay (WO) Combining District Regulations*) is modified as follows:

a. There shall be no development in the Town Lake and East Bouldin Creek primary setback areas, except:

- 1) Park facilities, including picnic tables, observation decks, trails, gazebos, and pavilions.
- 2) An emergency access route, if constructed of a traffic bearing grass or gravel covered pavement system. No routine access on such emergency access is permitted.

5. Section 25-2-721(C) (*Waterfront Overlay (WO) Combining District Regulations*) is modified as follows:

- a. All permitted uses within the PUD may be located within the Town Lake and East Bouldin Creek secondary setback areas.
- b. Impervious cover in excess of building coverage within the Town Lake secondary setback is permitted for open space uses.
- c. The maximum building coverage in the Town Lake secondary setback areas shall be 50 percent, *include IC → 50%.*
- d. The maximum building/impervious coverage in the East Bouldin Creek secondary setback areas shall be 100 percent.

6. Section 25-2-742(C)(2) (*South Shore Central Subdistrict Regulations*) is modified. The secondary setback line is located 50 feet from the primary setback line parallel to the East Bouldin Creek centerline.

B. Transportation regulations.

1. Emergency access provided by adjacent public and private access easements is sufficient for City of Austin requirements.
2. Section 25-6-113 (*Traffic Impact Analysis Required*) is modified. A traffic impact analysis shall be submitted as part of a site plan application, if the expected number of trips generated by the project exceeds 4,000 trips per day.

C. Environmental Regulations.

1. Section 25-8-63 (*Impervious Cover Calculations*) is modified. Underground parking with at least three feet of soil covering does not count as impervious cover.
2. Section 25-8-63 (*Impervious Cover Calculations*) is modified. The traffic bearing grass or gravel covered pavement system utilized for an emergency access route does not count as impervious cover.

PART 7. Parkland Dedication.

- A. Prior to obtaining a permanent certificate of occupancy for the first building in the PUD, approximately 1.5 acres of parkland shall be dedicated. It shall be dedicated within the primary setback areas generally depicted on Exhibit C.
- B. A trail shall be constructed along Town Lake and East Bouldin Creek between the westernmost property boundary to Riverside Drive. The trail shall be within the dedicated parkland as generally depicted on Exhibit C.
- C. The dedication of approximately 1.5 acres of parkland and the construction of the trail shall satisfy all parkland dedication/fee requirements and open space requirements for development within the PUD.
2,613,600 credit plus trail
- D. No underground parking shall be allowed in the dedicated parkland area.
- E. All development rights within the parkland area can be used for development within the PUD. For purposes of site plan approvals, the area dedicated as parkland shall be included in the site calculations. The City of Austin's joinder in any site plan application is not required notwithstanding the inclusion of the parkland area within the site plan.
- F. The existing pier/dock generally depicted on Exhibit C may be improved or renovated and may be privately maintained and operated pursuant to a Maintenance and Use Agreement. Compliance with applicable ADA regulations shall be included in the Maintenance and Use Agreement.
- G. Upon enactment of this ordinance, any previously posted parkland fees related to subdivision shall be released to the owner. For purposes of comparison only, a

50% - Bouldin
35% - Bouldin

1 parkland fee calculation based on the Parkland Fee Ordinance in effect on the
2 effective date of this ordinance shall be produced.
3

4 **PART 8. Trees.**

5
6
7 **PART 9.** This PUD is exempt from Chapter 25-2, Subchapter E relating to Design
8 Standards and Mixed Use.
9

10 **PART 10.** This ordinance takes effect on _____, 2008.
11

12
13 **PASSED AND APPROVED**

14
15 §
16 §
17 _____, 2008 § _____
18 Will Wynn
19 Mayor
20
21

22 **APPROVED:** _____ **ATTEST:** _____
23 David Allan Smith Shirley A. Brown
24 City Attorney City Clerk
25

1. East Boulder Creek Setback?
2. PLD calculations?

Delgado, Susan

From: Richard Suttle, Jr. [RSuttle@abaustin.com]
Sent: Monday, August 18, 2008 3:38 PM
To: Soliz, Ricardo
Subject: FW: FW: CWS

Ricardo,

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Make sense?

-----Original Message-----

From: J Segura [mailto:jsegura@udg.com]
Sent: Monday, August 18, 2008 11:49 AM
To: Richard Suttle, Jr.
Cc: John Noell
Subject: Re: FW: CWS

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J Segura, P.E.
Urban Design Group
Phone: 512-347-0040
Fax: 512-347-1311

John Noell wrote:

>
> Please respond.
>
> JN
> -----Original Message-----
> From: Richard Suttle, Jr. [mailto:RSuttle@abaustin.com]
> Sent: Monday, August 18, 2008 11:08 AM
> To: jnoell@udg.com
> Subject: CWS
>
> Of the 1.5 acres to be dedicated as park on CWS, how much is 100 year
> floodplaining and how much is 25 year floodplain?
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> Sent from my BlackBerry Wireless Device
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